



2008 00021669

Bk: 9609Pg: 100 Page: 1 of 1

Recorded: 09/30/2008 01:44 PM

**Affected Premises:**

**17 Elm Street  
Amherst, Mass.**

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 09/30/2008 01:44 PM  
ctrl# 021116 06929 Doc# 00021669  
Fee: \$1,960.80 Cons: \$430,000.00

**WARRANTY DEED**

**KNOW ALL BY THESE PRESENTS**

that I, **BARBARA M. McGARRAH**, of 17 Elm Street, Amherst, Massachusetts,

for consideration paid and in full consideration of **FOUR HUNDRED THIRTY THOUSAND and 00/100 DOLLARS (\$430,000.00)**

grant to **DAPHNE PATAI**, of 103 Sunset Avenue, Amherst, MA 01002,

with **WARRANTY COVENANTS**,

The land in said Amherst, with the buildings thereon, on the northerly side of Elm Street, the property known as 17 Elm Street, bounded and described as follows:

Commencing at an iron pin in the Northerly bound of Elm Street, at the Southwesterly corner of this tract, it being at the Southeasterly corner of land now or formerly of Elizabeth C. Mead, thence running Easterly along Elm Street ninety (90) feet to an iron pin; thence running Northerly along land now or formerly of Ada M. Paige one hundred twenty-seven and eighty-five one-hundredths (127.85) feet to an iron pin; thence running Westerly along land now or formerly of one Beaton ninety (90) feet to a stone bound; thence running Southerly along land now or formerly of said Mead one hundred twenty-eight and twenty-five one-hundredths (128.25) feet to the point of beginning; distances, more or less.

Being the same premises conveyed by deed of Henry Van Roekel and Tena Van Roekel to Robert E. McGarrah and Barbara M. McGarrah dated July 29, 1971, and recorded in the Hampshire County Registry of Deeds, in Book 1601, Page 418.

Witness my hand and seal this 30th day of September, 2008.

Barbara M. McGarrah  
Barbara M. McGarrah

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 30th day of September, 2008, before me, the undersigned Notary Public, personally appeared the above-named Barbara M. McGarrah, proved to me by satisfactory evidence of identification, being (check whichever applies):  driver's license or other state or federal governmental document bearing a photographic image,  oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose.

Deborah T. Jankowski  
Notary Public

My commission expires: May 30, 2014



ATTEST. HAMPSHIRE, Marianne L. Donohue, REGISTER  
MARIANNE L. DONOHUE